

**MINUTES OF A REGULAR MEETING AND GENERAL PLAN WORKSHOP
OF THE ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION
COMMISSION**

1. CALL TO ORDER

The Torrance Environmental Quality and Energy Conservation Commission convened in a regular session at 7:01 p.m. on Thursday, August 4, 2005 in the West Annex Meeting Room at Torrance City Hall.

2. ROLL CALL:

Present: Commissioners Basile, Chim, Minter, Reilly, Watson and Chairperson McCabe.

Absent: Commissioner Persaud.

Also Present: Environmental Services Administrator Cessna and Senior Planning Associate Chun.

Chairperson McCabe noted that Commissioner Persaud was granted an excused absence for this meeting at the July 7, 2005 Commission meeting.

3. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Chairperson McCabe.

4. POSTING OF THE AGENDA

MOTION: Commissioner Minter, seconded by Commissioner Reilly, moved to accept and file the report of the secretary on the posting of the agenda for this meeting; a voice vote reflected unanimous approval (absent Commissioner Persaud).

5. APPROVAL OF MINUTES

5A. APRIL 7, 2005

MOTION: Commissioner Reilly moved for the approval of the April 7, 2005 meeting minutes from the General Plan Workshop of the Environmental Quality and Energy Conservation Commission meeting as submitted. The motion was seconded by Commissioner Minter and a voice vote reflected unanimous approval (absent Commissioner Persaud).

5B. JULY 7, 2005

Minutes were not available.

6. ENVIRONMENTAL MATTERS

**6A. PROPOSED ADDITIONS TO THE PROPERTY MAINTENANCE ORDINANCE
REGULATING CANOPIES AND ENCROACHMENTS INTO THE PUBLIC
RIGHT OF WAY**

Environmental Services Administrator Cessna reviewed changes made by the City Attorney's office regarding the format and language contained in the proposed additions to the property maintenance ordinance. She requested that the Commission recommend support of the ordinance to be forwarded to City Council for approval in late August 2005.

Responding to Chairperson McCabe's suggestion to add an additional clause regarding cumulative use of canopies, Environmental Services Administrator Cessna advised that she was not sure if it was an issue and would check with the City Attorney's office before final drafting. She noted that the intent of the language "canopies, tarps or tents" was clear, but that it was possible to add a definition in the land use code.

In response to Commissioner Watson's inquiry, Environmental Services Administrator Cessna stated that the ordinance would again be reviewed by the City Attorney's office before it is forwarded to City Council and was formatted into the code. She noted that the item would be a public hearing, not an item on the Consent Calendar, because it would require a change to the Torrance Municipal Code.

MOTION: At 7:11 p.m., Commissioner Watson, with a second by Commissioner Chim, moved to open the public hearing; a voice vote reflected unanimous approval (absent Commissioner Persaud).

Norman Brawley, Amapola Avenue, requested clarification on the intent of the ordinance.

Environmental Services Administrator Cessna advised that the ordinance would address encroachment into the public right of way as well as regulation of canopies in general. She explained that the canopies referred to were essentially unpermissible structures, noting that they were often too close to property lines to be allowed and that there were fire and safety issues. She stated that temporary use of a canopy was permitted and offered to forward a copy of the study to him.

Mary Ann Reis, Engracia Avenue, inquired if carports were permissible.

Environmental Services Administrator Cessna explained that carports attached to garages were allowed under code.

June Armstrong, Wayne Street, inquired why canopies were considered dangerous and suggested that the structures be allowed if they were stabilized.

Environmental Services Administrator Cessna explained fire, instability, and property maintenance issues, noting that other jurisdictions have the same concerns.

Chairperson McCabe noted that at the July 7, 2005 Environmental Quality and Energy Conservation Commission meeting, staff made a very persuasive and in-depth presentation on the issue and offered to forward the study to her.

Sandi Monda, Talisman Street, asked if businesses such as Costco and Sam's Club could be required to put a disclaimer on the canopies that they sell.

Environmental Services Administrator Cessna stated that they have been asked to do so already and that an additional ordinance may have to be passed to require them to.

MOTION: At 7:21 p.m., Commissioner Watson, seconded by Commissioner Reilly, moved to close the public hearing; a voice vote reflected unanimous approval (absent Commissioner Persaud).

Commissioner Minter commented that a resident had the right to go to the Planning and Building Department to create a permitted carport.

Commissioner Watson noted that there was considerable leeway in the language of the ordinance.

Environmental Services Administrator Cessna confirmed that the intent of the ordinance was to allow flexibility and that it was aimed at more permanent structures set up in driveways.

MOTION: Commissioner Chim moved to forward the proposed TMC92.32.7 and TMC92.32.8 to City Council for approval along with recommendation from the Environmental Quality and Energy Conservation Commission. The motion was seconded by Commissioner Minter; a roll call vote reflected unanimous approval (absent Commissioner Persaud).

6B. GENERAL PLAN CONSERVATION ELEMENT UPDATE

Environmental Services Administrator Cessna requested input regarding additional areas of concern to be included in the information forwarded to consultants for inclusion in the draft Conservation Element of the General Plan. She discussed the current list of suggestions for conservation elements and additional objective areas included in the material of record.

In response to Chairperson McCabe's inquiry regarding level of detail under the categories listed, she advised that the General Plan was a broad scope vision of goals, programs, policies, and areas that need to be focused on. She stated that items should be exploratory, rather than specific, and items that the City has control over.

She concurred with Commissioner Reilly's comment that it was strategic direction and thinking.

Commissioner Watson initiated a brief discussion on the recycling of green waste, the importance of public education, and the overlapping of suggestions in different categories.

Chairperson McCabe suggested including the reduction of emissions under the category of Air Quality as well as an Energy Conservation category.

Responding to Commissioner Basile's inquiry, Environmental Services Administrator Cessna explained that preserving open spaces would be addressed under a separate open space element.

At 7:38 p.m., Chairperson McCabe welcomed public input.

Mary Ann Reis, Engracia Avenue, suggested that it be mandatory for a person recycling tires to wear a mask.

Janet Payne, Engracia Avenue, stated that she was in support of the Green Building section in the Conservation Element. She inquired if recycled water was being used to irrigate City parks and medians and if there was a consideration to use waterless urinals and toilets in parks. She added that it was important to look into new technologies.

Environmental Services Administrator Cessna advised that recycled water was increasingly being used for irrigation of parks and medians and that currently waterless urinals and toilets were not allowed under the building code. She stated that its consideration could be included under the Conservation element in conjunction with the Parks and Recreation element.

Responding to an inquiry by Liz Fobes, Andreo Avenue, she advised that noise pollution would be addressed in a separate element in the General Plan.

Mary Steinkamp, Acacia Avenue, suggested that a category called Ugly be included in the Conservation element and referred to condominium complexes with large curb cuts. She stressed the importance of more green, less concrete, and less curb cuts.

Commissioner Watson noted that aesthetics could be also included under Density and Green space categories.

MOTION: At 7:52 p.m., Commissioner Reilly moved, with a second by Commissioner Watson, to close the public hearing; a voice vote reflected unanimous approval (absent Commissioner Persaud).

Environmental Services Administrator Cessna advised that suggestions would be incorporated into the draft Conservation Element and when completed would come back to the Commission the beginning of 2006.

6C. HISTORIC PRESERVATION WORKSHOP

7. INFORMATION MATTERS

Environmental Services Administrator Cessna advised that, since the April 7, 2005 Historic Preservation workshop, City Council approved the name for the old Torrance area, the Mills Act, and some "idea books" to be generated by the Community Development Department. She stated that the purpose of this workshop was to brainstorm additional ideas and objectives regarding Historic Preservation in the context of the General Plan. She advised that after ideas have been listed, the Commission and

audience would be asked to prioritize the most important areas of concern to them. The information would then be forwarded to the General Plan consultants, to aid in their drafting of the Historic Preservation section of the General Plan update.

MOTION: Commission Chim, with a second by Commissioner Watson, moved to open the public hearing at 7:55 p.m.; voice vote reflected unanimous approval (absent Commissioner Persaud).

Members from the audience and Commissioners made suggestions and comments as follows:

Include information regarding the California State Historic Building Code that allows reuse of historic materials and a variance from Title 24 energy requirements.

California State Historic Building Code – maintain existing building set backs.

For historic building, no need to tear down to satisfy current code requirements.

For historic building, set criteria, zoning, and standards for set backs, side yards, garages, and adding or converting a second unit.

Homes in Old Torrance should match surrounding areas.

Historic preservation should be more inclusive to include mid-50s tract houses and adaptive reuse to maintain a historic footprint.

Preserve R-1 zoning in historic district that would supercede State second unit ordinance requirement.

Mandatory historic zoning code/historical preservation program to preserve and control tear-downs.

Historic Preservation Overlay Zones in three distinct districts--central, right, and left—that excludes redevelopment area.

Preserve original stamped curbs in downtown Torrance.

Update and maintain Historic Resources Survey.

Historic preservation for the original footprint will be copied in Hollywood Riviera, Marble Estates, and Torrance Gardens in 20 years.

The State national standards for historic buildings or landmarks require that they be at least 50 years old and/or associated with a significant figure in history.

Phase in historic zoning for original Old Torrance, using the same standards that the State and national register will use. Make it available in other parts of the City for landmarks or areas that become designated as neighborhoods.

Conduct a series of workshops led by an Historic Preservation professional to educate people on what historic preservation is and is not.

Add Historic Preservation to the City's Conservation website.

Form a partnership with Torrance Historical Society to provide Citywide workshops.

Use the City's GIS database as a place to locate historic resources of historic preservation buildings.

Consider entire Old Torrance boundaries, including non-conforming areas, for a Historic Preservation Overlay Zone as a long-term goal. When it is time to replace a non-conforming building, a code would be in place to require it fit in with the historic neighborhood.

Permanent legal protection of streets, alleys and parks in Old Torrance.

Clarify REMCO / City / private ownership of properties.

Look at the City of Long Beach as a model for architectural guidelines.

Need to have a historic Preservation staffing/officer in the Department.

Statement of "Pride of Place heritage" in General Plan update.

Use resources of Katy Geissert Civic Center Library.

Economic viability, success, and benefits associated with historic preservation.

Clarify definition of "historical."

Environmental Services Administrator Cessna gave six dots to each Commissioner and member of the audience and asked that they prioritize the most important ideas.

Chairperson McCabe thanked members of the audience for their input and assured them that they would be called upon to help in the mission of educating the residents.

7. INFORMATION MATTERS

In response to Commissioner Minter's inquiry, Environmental Services Administrator Cessna provided an update on SoCal.com and Sunbelt Business Acquisitions. She stated that a letter was sent to them advising that they could put up their Sunbelt.com sign and could appeal the decision to City Council. She added that their only business license was under the name Sunbelt Business Acquisitions.

Environmental Services Administrator Cessna announced "Lights, Power, Action: an Energy Expo" on August 17, 2005 at the Cultural Arts Center.

8. NEW BUSINESS

Commissioner Watson suggested that the Commission tour the Green Building Resource Center in the City of Santa Monica.

Commissioner Watson discussed a possible presentation by the company that has taken on the commercial preparation of recycled sidewalks made out of tires.

In response to Chairperson McCabe's inquiry, Environmental Services Administrator Cessna advised that the website would be up and running by mid-September 2005.

Chairperson McCabe requested than an item regarding leaf blowers as well as a periodic update from Allison Sherman be put on next month's Commission meeting agenda.

Chairperson McCabe mentioned the possibility of a field trip to a recycling center in the City of Carson to observe recycling efforts.

Chairperson McCabe requested an update on recommendations from the energy task force in anticipation for next summer.

9. ORAL COMMUNICATIONS

Commissioner Basile announced that the Historical Society was sponsoring an outdoor presentation of the film "American Graffiti" on August 7, 2005.

She encouraged Commissioners to attend "Honor Our Heroes" night on August 18, 2005 at the museum to honor veterans.

Joan Waddell, Project Coordinator for National Council of Alcohol and Drug Dependence in the South Bay, asked if she could give a presentation at the September Commission meeting regarding a proposal to make Torrance Beach smoke free.

10. ADJOURNMENT

MOTION: At 9:25 p.m. Commissioner Watson moved, with a second by Commissioner Reilly, to adjourn the meeting to Thursday, September 1, 2005 at 7:00 p.m.; a voice vote reflected unanimous approval.

Approved as Written November 3, 2005 s/ Sue Herbers, City Clerk
